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# COUNTY OF LOS ANGELES DEPARTMENT OF CONSUMER AND BUSINESS AFFAIRS

*"To Enrich Lives Through Effective and Caring Service"*



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February 6, 2020

To: Gina Natoli  
Hearing Officer

From: Shannon Louis  
Rent Stabilization Program

**Case No. RSQ19-10995**  
**Kym Wilson vs. Ellie H. Anderson**  
**Hearing Officer Meeting: February 13, 2020 – Agenda Item: 2**

The above-mentioned item is a Petition for Noncompliance to request rent reduction in accordance with the allowable limit as established by the Interim Rent Stabilization Ordinance, Ordinance Number 2018-0045. The Petitioner, Kym Wilson, resided at the property located at 2615 #5 Lake Ave Altadena, California 91001.

This item was initially presented on November 7, 2019 with the following recommendations:

1. *APPROVAL of the Interim Rent Stabilization Ordinance Petition for Noncompliance – Case Number RSQ19-10995:*
2. *An overpayment return based on the following Rent Payment information:*

2018-2019 Rent Payments		
Month	Rent Amount Paid	Overpayment
September 1, 2018	\$1,755.00	\$0.00
October 1, 2018	\$1,755.00	\$0.00
November 1, 2018	\$1,755.00	\$0.00
December 1, 2018	\$1,755.00	\$0.00
January 1, 2019	\$1,980.00	\$172.35
February 1, 2019	\$1,995.00	\$187.35
March 1, 2019	\$1,995.00	\$187.35
April 1, 2019	\$2,065.00	\$257.35
May 1, 2019	\$2,110.00	\$302.35
June 1, 2019	\$2,020.00	\$212.35
July 1, 2019	\$1,995.00	\$187.35
August 1, 2019	\$1,995.00	\$187.35
September 1, 2019	\$1,807.65	\$-1.65
October 1, 2019	\$1,806.00	\$0.00
November 1, 2019	\$1,807.65	\$0.00
		<b>Total: \$1,692.15</b>

The item was continued on November 7, 2019 to a date certain of December 9, 2019 to allow the Department of Consumer & Business Affairs (DCBA) additional time for review and analysis of the supporting documentation provided by the Petitioner related to Recommendation #2. Specifically, there were concerns around the Petitioner's rent payments in April through June 2019 and October 2019. The item was then continued to January 30, 2020 for the same reason as outlined above.

This memo is a follow up to DCBA's recommendation on November 7, 2019. At this time, DCBA is recommending the following for Interim Rent Stabilization Ordinance Petition for Noncompliance – Case Number RSQ19-10995:

1. **APPROVAL** of the Interim Rent Stabilization Ordinance Petition for Noncompliance – Case Number RSQ19-10995:
2. Set rent in accordance with the IRSO at a maximum of \$1,807.65 through January 2020, with the ability to increase the rent in accordance with the Interim Rent Stabilization Ordinance (IRSO).
3. An overpayment refund of \$1,793.85 based on the following Rent Payment information:

2018-2019 Rent Payments		
Month	Rent Amount Paid	Overpayment
September 1, 2018	\$1,755.00	\$0.00
October 1, 2018	\$1,755.00	\$0.00
November 1, 2018	\$1,755.00	\$0.00
December 1, 2018	\$1,755.00	\$0.00
January 1, 2019	\$1,980.00	\$172.35
February 1, 2019	\$1,995.00	\$187.35
March 1, 2019	\$1,995.00	\$187.35
April 1, 2019	\$1,885.00	\$77.35*
May 1, 2019	\$2,185.00	\$377.35
June 1, 2019	\$2,095.00	\$287.35*
July 1, 2019	\$1,995.00	\$187.35
August 1, 2019	\$1,995.00	\$187.35
September 1, 2019	\$1,807.65	\$-1.65
October 1, 2019	\$2,091.00	\$283.35
November 1, 2019	\$1,806.00	\$-1.65
		<b>Total: \$1,943.85*</b>

*\*The Petitioner acknowledged that the April 2019 and June 2019 rent payments were late, and thus included a \$75.00 late payment to the landlord respondent (Respondent). Therefore, the overpayment should be \$1943.85 less \$150.00 (2 late payments of \$75), which would bring the total overpayment refund to \$1,793.85.*

4. *Require that the overpayment be refunded on the following schedule at the landlord respondent's election:*

<b><i>Lump Sum Credit Option</i></b>	
March 1, 2020	\$1,793.85

5. *Should the Respondent not comply with the overpayment refund schedule and set rent in accordance with the IRSO, assess an administrative penalty in accordance with Ordinance No. 2018-0045 Section 6(A).*

### **SUGGESTED STATEMENT**

I, THE HEARING OFFICER, CLOSE THE PUBLIC HEARING AND FIND THAT THE INTERIM RENT STABILIZATION ORDINANCE PETITION FOR NONCOMPLIANCE – CASE NUMBER RSQ19-10995 IS APPROVED, SUBJECT TO THE ATTACHED CONDITIONS.

### **Suggested Statement**

Prepared by Shannon Louis  
Reviewed by Dana Pratt

If you need further information, please contact Shannon Louis at (213) 974-4118 or [slouis@dcba.lacounty.gov](mailto:slouis@dcba.lacounty.gov). Department office hours are Monday through Friday from 8:00 a.m. to 4:30 p.m.

SL: dp  
(02/06/2020)